

# \$7 - Bay 7, 7459 49 Avenue, Red Deer

MLS® #A2212195

**\$7**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Northwood Estates, Red Deer, Alberta

Bays with Fenced, gated, Paved yards are hard to find. There is a sign tower for signage & extra parking. This is a Prime location close to Gaetz Ave with several industrial businesses surrounding this condominium bay. 1/2 of the occupants of this 8 unit complex are owners. The unit is an open warehouse with a bathroom. 12' X 14' sunshine door and a 3' man door. The energy efficient forced air overhead furnace was installed in 2023. The condominium is well managed and kept in top condition. The roof and sidewalks have been replaced with in the last 4 years. The bay is ideal for mechanical shop, trade service bay, small engine repair, small manufacturing, storage, warehousing, personal hobby shop, and any other use you need that fits with in the City of Red Deer's I-1 zoning. Bay 7 & 8 are side by side for a combined 2240 sq. ft. both bays together provide up to 12 parking stalls plus optional fenced gated gravel storage lot.



Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2212195   |
| Price      | \$7        |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | Bay 7, 7459 49 Avenue |
| Subdivision | Northwood Estates     |
| City        | Red Deer              |
| County      | Red Deer              |
| Province    | Alberta               |
| Postal Code | T4P 1N2               |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

## Interior

|         |                                                              |
|---------|--------------------------------------------------------------|
| Heating | Forced Air, Natural Gas, High Efficiency, Overhead Heater(s) |
| Cooling | None                                                         |

## Exterior

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Level, Street Lighting, Near Shopping Center, Paved, Yard Drainage, Yard Lights |
| Roof            | Flat Torch Membrane                                                             |
| Construction    | Concrete                                                                        |
| Foundation      | Poured Concrete                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 5                |
| Zoning         | I-1              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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